



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held June 19, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following was were called up:

Hearing on affordable housing policy options to implement the Mello Act in Marina del Rey; consider the proposed range of affordable housing policy parameters for the Marina del Rey Affordable Housing Policy; approve in concept the recommended affordable housing policy parameters in order to establish the parameters of the "project" for the purposes of completing the review required by the California Environmental Quality Act; instruct the Chief Administrative Officer to finalize the draft Marina del Rey Affordable Housing Policy, and prepare the appropriate environmental documentation with comments and proposed revisions from interested parties and the public for Board consideration within 90 days; as further described in the attached letter dated May 1, 2007 from the Chief Administrative Office.

116-D

Recommendation as submitted by Supervisor Molina to instruct the Chief Administrative Officer to incorporate into the draft Affordable Housing Policy for Marina del Rey the following parameters for the purpose of completing the environmental review under the California Environmental Quality Act; and prepare the appropriate environmental document reflecting these parameters, and circulate it for public review and comment, and return the revised policy and environmental document for the Board's consideration within 90 days:

The goal that 5% of the adjusted total units be set aside as low-income units and that 5% of the adjusted total units be set aside as moderate income units;

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The requirement that rental levels of replacement units be equivalent to the income level of the existing residents whose income level triggers the replacement requirement, i.e., like for like replacement; and

Requirement that the affordability covenant remain for the entire length of the lease.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Blair Babcock, representing the Community Development Commission, Jim Rabe, Economic Consultant for the County and Santos Kreimann, representing the Chief Administrative Office testified. Opportunity was given for interested persons to address the Board. John Rizzo, President of the Marina Tenants Association, Dale Goldsmith of Armbruster and Goldsmith, John Santry representing Legacy Partners/Neptune Marina Apartments and Anchorage, Nancy Vernon Marino, Bill Vreszk and Carla Andrus representing POWER and others addressed the Board. Correspondence was presented.

After discussion, Supervisor Molina's aforementioned recommendation, seconded by Yaroslavsky, instructing the Chief Administrative Officer to incorporate into the draft Affordable Housing Policy for Marina del Rey various parameters and to return to the Board with a revised policy and environmental documentation, failed to carry by the following vote: Ayes: Supervisors Molina and Yaroslavsky; Noes: Supervisors Burke, Knabe and Antonovich.

Supervisor Knabe made the following statement:

"My office has reviewed the financial analysis and related information submitted by the Chief Administrative Office which identifies the ranged of affordable housing policy options for Marina del Rey. The County's ability to generate revenues from ground leases that can be used to finance public benefit programs on a countywide basis must be balanced with the need to preserve existing affordable housing supplies and develop new affordable housing units within the Marina. Judging by the financial analysis, Options 1 and 6 achieve a workable balance by limiting the financial impact to the County while providing for an adequate number of affordable housing units to be constructed as part of any future development within the Marina. Option 1 allows developers to qualify for a density bonus while providing housing for people with very low income levels. Option 6 helps address the need for more affordable units for people with moderate level incomes."

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“Therefore Supervisor Knabe made a motion, seconded by Supervisor Burke that the Board direct the Chief Administrative Officer to incorporate the following in the draft Affordable Housing Policy for Marina del Rey in order to establish the “project” parameters for the draft policy for purposes of completing the review required by the California Environmental Quality Act:

1. Incorporate the following goals for new development (inclusionary units); Option I, which sets a goal of 5% of the net new units to be set aside for very low income families; or in the alternative, option 6, which sets a goal of 7% of the net new units to be set aside for moderate income families;
2. Require rental levels of replacement units be equivalent to the income level of the existing residents whose income level triggers the replacement requirement, i.e., replacement units must be set aside on a like-for-like basis; and
3. Require that these provisions be required for the term of the leasehold.

No final action was taken on Supervisor Knabe’s motion.

After further discussion, on motion of Supervisor Knabe, seconded by Supervisor Molina, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered the proposed range of affordable housing policy options that are consistent with the Mello Act for possible inclusion in the draft Marina del Rey Affordable Housing Policy as recommended by the Marina del Rey Affordable Housing Task Force;
2. Approved in concept the recommended affordable housing policy parameters, including additional options evaluated, to establish the parameters of the “project” for the purposes of completing the review required by the California Environmental Quality Act; and

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115 and 116-D (Continued)

3. Instructed the Chief Administrative Officer to finalize the draft Marina del Rey Affordable Housing Policy as noted on the attached Comparison of Marina Policy Motions, the Additional Options Column, which was submitted during the public hearing, and to prepare the appropriate environmental documentation with comments and proposed revisions from interested parties and the public for the Board's consideration within 90 days.

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Attachments

Copies distributed:

- Each Supervisor
- Chief Administrative Officer
- County Counsel
- Director of Planning
- Director of Beaches and Harbors
- Executive Director,
Community Development Commission